



Essex County Improvement Authority

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Commissioner Nardone  
Commissioner Ross  
Commissioner Spiesbach  
Commissioner Yustein  
Chairman Klinghoffer

## REGULAR BOARD MEETING

**DECEMBER 17, 2024**

### AGENDA

1. SUNSHINE NOTICE

2. ROLL CALL

3. PUBLIC COMMENTS

4. ACCEPTANCE OF MINUTES

Motion                                M                  2<sup>nd</sup>  
#24-26                      Spiesbach      Nardone

1. Regular Board Meeting on 11-26-24

5. RESOLUTIONS

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**ADMINISTRATIVE**

          M          2<sup>nd</sup>  
Ross Yustein

**#24-213**

1. Resolution ratifying payment to Lynann Dragone, Certified Court Reporter for stenographic transcript of ECIA Regular Board Meeting on 11-26-24

**#24-214**

2. Resolution ratifying payment of recurring bills (Bill List)

**#24-215**

3. Resolution adopting Holiday Schedule for the year 2025

**#24-216**

4. Resolution adopting the Cash Management Plan, pursuant to N.J.S.A. 40A:5-16, for the Year 2025

**#24-217**

5. Resolution designating Public Agency Compliance Officer (P.A.C.O) for the Authority for the year 2025, pursuant to N.J.S.C. 17:27-3.2

**#24-218**

6. Resolution authorizing Agreement with Lynann Dragone for stenographic transcribing of ECIA 2025 Board Meetings in the amount not to exceed of \$10,000.00

**#24-219**

7. Resolution authorizing purchase of ECIA Insurance Policies: General Liability, Property, Automobile, Umbrella, Public Officials and Flood for the period 1-1-25 to 12-31-25

**#24-220**

8. Resolution authorizing payment to Chiesa, Shahinian, Giantomasi in the amount of \$927.60 for legal services rendered in connection with environmental matters for November 2024

**#24-221**

9. Resolution authorizing an Agreement with Chiesa, Shahinian, Giantomasi for legal services in connection with environmental matters in the amount not to exceed \$50,000.00 from January 1, 2025 to December 31, 2025

**#24-222**

10. Resolution authorizing payment in the amount of \$9,375.00 to Buchanan, Ingersoll & Rooney, PC for legal services rendered in connection with occidental litigation and environmental matters in the month of November 2024

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**PARKING FACILITIES**

          M          2<sup>nd</sup>  
Ross      Nardone

**#24-223**

11. Resolution authorizing payment to Arocho Services, LLC in the amount of \$2,375.00 for landscaping, elevator, and stairwells cleaning services in November 2024

**#24-224**

12. Resolution authorizing payment to Noor Star Properties, LLC in the amount of \$1,950.00 for cleaning services in November 2024

**#24-225**

13. Resolution authorizing payment to Precision Technology in the amount of \$3,126.00 for parking equipment repairs

**#24-226**

14. Resolution authorizing payment to Schindler Elevator in the amount of \$3,142.67 for elevator repairs

**#24-227**

15. Resolution authorizing a Memorandum of Agreement with Positive Electric for all electric related issues in the amount not to exceed \$44,000.00 for the year 2025

**#24-228**

16. Resolution authorizing a Memorandum of Agreement with Arocho Services for general maintenance services for the year 2025 in the amount not to exceed \$44,000.00

**#24-229**

17. Resolution authorizing a Memorandum of Agreement with Hudson Community Enterprises for litter patrol services in the amount not exceed \$75,974.00 for the year 2025

**#24-230**

18. Resolution authorizing a Memorandum of Agreement with Noor Star Properties, LLC for general maintenance services for the year 2025 in the amount not to exceed \$44,000.00

**#24-231**

19. Resolution authorizing a Memorandum of Agreement with Schindler Elevator Corporation for full maintenance service for two Schindler hydraulic passenger elevators in the amount not to exceed \$13,381.68 for the year 2025

**#24-232**

20. Resolution authorizing a Memorandum of Agreement with Protective Measures System and Fire Safety for fire alarm monitoring for the year 2025 in the amount of \$2,080.00

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**AIRPORT**

Item #21 to #37  
          M          2<sup>nd</sup>  
Yustein Ross

- #24-233**  
21. Resolution authorizing payment to Connell Foley in the amount of \$180.00 for legal services rendered in connection with Airport
- #24-234**  
22. Resolution authorizing payment in the amount of \$2,908.20 to Air Power for electric and HVAC repairs at Hangar/Building I at the Airport
- #24-235**  
23. Resolution authorizing payment in the amount of \$403.82 to Thomas J. O'Beirne & CO for plumbing repairs at Hangar/Building M at the Airport
- #24-236**  
24. Resolution authorizing payment in the amount of \$1,375.00 to SJ Carney Maintenance for roof repairs at the Airport
- #24-237**  
25. Resolution authorizing payment in the amount of \$1,085.00 to Park Place Maintenance for salt spreading on 12-5-24
- #24-238**  
26. Resolution authorizing an Agreement with Galleros Robinson for accounting services in connection with the monthly preparation of the Airport Motor Fuel Tax Returns for the fiscal year 2025 in the amount of \$3,360.00 (\$280.00 per month)
- #24-239**  
27. Resolution authorizing a Memorandum of Agreement with Interstate Waste Services for solid waste removal in the amount not to exceed \$6,416.64 at the Airport for the year 2025
- #24-240**  
28. Resolution authorizing an Agreement with Rachles/Michele Oil Co. for vehicle fuel delivery in an amount not to exceed \$50,000.00 for the year 2025
- #24-241**  
29. Resolution authorizing a Memorandum of Agreement with Air Power for all electric and HVAC related issues at all Airport buildings and hangars in the amount not to exceed \$44,000.00 for the year 2025

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**AIRPORT cont.**

**#24-242**

30. Resolution authorizing a Memorandum of Agreement with Arrow Elevator Incorporated for a full maintenance service of the hydraulic elevator at Hangar/Building M in an amount not to exceed \$2,440.00 for the year 2025

**#24-243**

31. Resolution authorizing a Memorandum of Agreement with Thomas J. O'Beirne & Co. for plumbing related issues at all Airport buildings and hangars in the amount not to exceed \$44,000.00 for the year 2025

**#24-244**

32. Resolution authorizing a Memorandum of Agreement with S.J. Carney for all roof related issues at all Airport buildings and hangars in the amount not to exceed \$44,000.00 for the year 2025

**#24-245**

33. Resolution authorizing a Memorandum of Agreement with MC Fire for inspections and testing of the fire protection system in the amount not to exceed \$13,000.00 for the year 2025

**#24-246**

34. Resolution authorizing a Memorandum of Agreement with Gary Kubiak & Son Electric Inc. for electrical maintenance and troubleshooting services of airfield lighting circuits in the amount not to exceed \$44,000.00 for the year 2025

**#24-247**

35. Resolution authorizing a Memorandum of Agreement with Groome Door & Mechanical Systems for all Hangars and T-Hangars door related issues at the Airport in the amount not to exceed \$44,000.00 for the year 2025

**#24-248**

36. Resolution authorizing a Memorandum of Agreement with Security 101 for maintenance of security equipment in an amount not to exceed \$18,682.00 for the year 2025

**#24-249**

37. Resolution authorizing an Agreement with H2M Associates, Inc in the amount not to exceed \$12,000.00 to continue the Underground Storage Tank Compliance Services as per DEP regulations in 2025

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FINANCE

          M                  2<sup>nd</sup>  
          Ross              Nardone

**#24-250**

38. Resolution authorizing an Agreement with Galleros Robinson, LLP as Financial Consultant/Program Administrator for the PGLP Program for \$2,000.00 per month

**#24-251**

39. Resolution authorizing payment of charges and expenses of the Authority's \$150,000,000.00 Pooled Government Loan Program, Series 1986

Payments for PGLP Services

Galleros-Robinson LLP Program Administrator	\$2,000.00
ECIA-Admin Fee	\$25,000.00

**6. EXECUTIVE SESSION**

**7. ADJOURNMENT**

THE NEXT BOARD MEETING WILL BE HELD ON TUESDAY, JANUARY 28, 2025 AT 4 PM

Motion                              M                  2<sup>nd</sup>  
#24-27                    Nardone Spiesbach